

EXHIBIT A

DEVELOPMENT INCENTIVE ZONE

Former Capitol Court Mall

USES PERMITTED-REGIONAL SHOPPING

All existing uses at the site and specifically the following:

1. Specialty schools.
2. Governmental structures, excluding transmission towers, not detrimental to the character of the district.
3. Public parks and playgrounds
4. Libraries, art galleries and museums.
5. Community centers. Subject to: Public Hearing and approval by City Plan Commission.
6. Offices.
7. Banks and other financial institutions
8. General retail establishments
9. General purpose grocery store.
10. Office furniture sales.
11. Department stores.
12. Mail order and catalog sales centers.
13. Consumer services
14. Ticket offices and travel agencies.
15. Pet shops without outdoor runs.
16. Lumber yards, building supplies and home improvement centers.
17. Motor vehicle rental offices.
18. Motor vehicle supply stores.
19. Motor vehicle service stations. * Subject to Public Hearing and approval by City Plan Commission for freestanding buildings.
20. Motor vehicle pumping stations. * Subject to Public Hearing and approval by City Plan Commission.
21. Motor vehicle repair centers. * Subject to Public Hearing and approval by City Plan Commission.
22. Parking of motor vehicles, not exceeding 1.5 tons, as a principal or accessory use.
23. Car wash.* Subject to: Public Hearing and City Plan Commission approval.
24. Personal services.
25. Funeral homes.
26. Photographic and art studios or schools.
27. Dance and music halls, studios or schools.
28. Dry cleaning laundry stations.
29. Laundromats.
30. Laundries.
31. Research and testing laboratories.
32. Medical and dental laboratories.
33. Printing and publishing establishments.
34. Commercial hotels.
35. Type "A" restaurants (sit-down restaurants).
36. Taverns.
37. Theatres, except drive-in theatres, adult motion picture theaters or adult coin-operated moving picture premises.
38. Convention centers, sports arenas and other places of assembly or recreation, except drive-in theatres.
39. Bowling alleys.
40. Transportation passenger terminals.

41. Signs. Subject to Exhibit B signage standards.
42. Single-family dwellings.*
43. 2-family dwellings.*
44. Multi-family dwellings.*
45. Family day care homes.*
46. Community living arrangements. * Subject to: Public Hearing and approval by City Plan Commission.
47. Live/work buildings. *
48. Day care centers.* Drop off and cueing must be on site.
49. Nursing homes.*
50. Hospitals.*
51. Health clinics.*
52. Antique stores.*
53. Second hand stores. *
54. Rental centers.*
55. Food preparation.*
56. Type "B" restaurants.* Subject to: Public Hearing and approval by City Plan Commission and meeting standards for drive-through listed below.
57. Drive-through.* Subject to: Public Hearing and approval by City Plan Commission, not facing North 56th Street from a point 435 feet north of the north line of West Capitol Drive to a point 800 feet north and cueing space must be on site.
58. Late hour and 24 hour uses.* Subject to: Public Hearing and approval by City Plan Commission.
59. Accessory uses.

USES PROHIBITED-REGIONAL SHOPPING

Any use not listed under the permitted commercial uses and specifically the following:

1. Churches.
2. Elementary and secondary schools.
3. Colleges.
4. Transmission towers.
5. Telephone central offices.
6. Open air markets.
7. Ambulance services.
8. Amusement machine premises located in establishments with a Class "B" retailer's intoxicating liquor license.
9. Reverse vending machines.
10. Small collection facilities.
11. The production of any product to be sold only at retail on the premises where it is produced.
12. Dormitories. *
13. Rooming houses. *
14. Medical service facilities. *
15. Currency exchanges, title loan services and payday loan agencies. *
16. Adult book stores. *
17. Motor vehicle sales and rentals. *
18. Motor vehicle body bumping and painting. *
19. Transportation services. *
20. Large collection facilities. *
21. Off premises signs. *

* Denotes special use under current Section 295-343 of the Zoning Code.